

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	33 Austral Av PRESTON 3072	\$860,000	07/03/2017
2	66 Rennie St THORNBURY 3071	\$918,000	25/03/2017
3	60 Miller St PRESTON 3072	\$952,000	06/04/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 204 sqm approx

Agent Comments

**Indicative Selling Price**

\$870,000 - \$950,000

**Median House Price**

Year ending June 2017: \$1,200,000

## Comparable Properties



**33 Austral Av PRESTON 3072 (REI/VG)**

Agent Comments



**Price:** \$860,000

**Method:** Sold Before Auction

**Date:** 07/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 342 sqm approx



**66 Rennie St THORNBURY 3071 (REI/VG)**

Agent Comments



**Price:** \$918,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 368 sqm approx



**60 Miller St PRESTON 3072 (REI)**

Agent Comments



**Price:** \$952,000

**Method:** Sold Before Auction

**Date:** 06/04/2017

**Rooms:** -

**Property Type:** House (Res)